



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING  
SPACE EASEMENT)  
December 12, 2007

**DESCRIPTION FOR PARCEL 5118.24TWSE**

DESCRIPTION OF A 0.019 ACRE (791 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.019 ACRE (791 SQUARE FOOT) TRACT ALSO BEING OUT OF A 0.9675 ACRE TRACT DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED EXECUTED FEBRUARY 11, 1982 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 7682, PAGE 204, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.019 ACRE (791 SQUARE FOOT) TRACT BEING DESCRIBED AS PART ONE CONTAINING 0.011 ACRE (458 SQUARE FEET) AND PART TWO CONTAINING 0.008 ACRE (333 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1**

**COMMENCING** for reference at a 1/2" iron rod found at an angle point on the west line of said 0.9675 acre tract and on the east line of a 1.206 acre tract described in a General Warranty Deed executed June 25, 1993 to the City of Austin, recorded in Volume 11974, Page 1577, Real Property Records of Travis County, Texas;

**THENCE**, N 07°58'44" W, with the west line of said 0.9675 acre tract and the east line of said 1.206 acre tract, a distance of 20.70 feet to a 60d set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,047.54, E=3,110,747.89, for the southeast corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, with the west line of said 0.9675 acre tract and the east line of said 1.206 acre tract, the following two (2) courses:

Part 1 - 0.011 Acre (458 Square Feet)  
Part 2 - 0.008 Acre (333 Square Feet)  
Temporary Working Space Easement

5118.24TWSE

- 1) N 07°58'44" W, a distance of 24.76 feet to a 5/8" iron pipe found for an angle point;
- 2) N 16°11'44" W, a distance of 7.70 feet to a calculated point for the west corner of this tract;

**THENCE**, across said 0.9675 acre tract, the following three (3) courses:

- 1) N 28°11'30" E, a distance of 10.10 feet to a calculated point for the northwest corner of this tract,
- 2) S 66°02'35" E, a distance of 20.05 feet to a 60d nail set for the northeast corner of this tract;
- 3) S 28°11'30" W, a distance of 37.07 feet to the **POINT OF BEGINNING** and containing 0.011 acre (458 square feet) of land.

## **PART 2**

**COMMENCING** at a 1/2" iron pipe found on the north line of said 0.9675 acre tract, at the southeast corner of Lot 1, Judy Franklin Subdivision, a subdivision recorded in Volume 55, Page 79, Plat Records of Travis County, Texas, and at the southwest corner of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas;

**THENCE**, S 03°39'12" E, across said 0.9675 acre tract, a distance of 105.95 feet to calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,121.37, E=3,110,764.78, for the northwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, across said 0.9675 acre tract, the following four (4) courses:

- 1) S 61°48'30" E, a distance of 20.00 feet to a calculated point for the northeast corner of this tract;
- 2) S 28°11'30" W, a distance of 15.93 feet to a 60d nail set for the southeast corner of this tract;
- 3) N 66°02'35" W, a distance of 20.05 feet to a calculated point for the southwest corner of this tract;
- 4) N 28°11'30" E, a distance of 17.41 feet to the **POINT OF BEGINNING** and containing 0.011 acre (458 square feet) of land.

Part 1 - 0.011 Acre (458 Square Feet)  
Part 2 - 0.008 Acre (333 Square Feet)  
Temporary Working Space Easement

5118.24TWSE

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

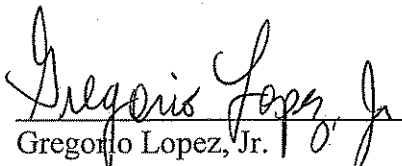
THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS   §

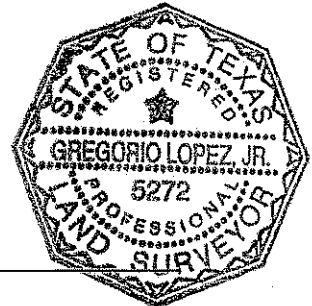
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 12<sup>th</sup> day of December, 2007 A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 – State of Texas



**REFERENCES**

MAPSCO 2003 614H  
Austin Grid No. MH-21  
TCAD PARCEL ID NO. 01-0101-1106  
MACIAS & ASSOCIATES, L.P., PROJECT NO: 290-24-07

Part 1 - 0.011 Acre (458 Square Feet)  
Part 2 - 0.008 Acre (333 Square Feet)  
Temporary Working Space Easement

5118.24TWSE

NUMBER	BEARING	DISTANCE
L1	N07°58'44"W	24.76'
L2	N16°11'44"W	7.70'
L3	N28°11'30"E	10.10'
L4	S66°02'35"E	20.05'
L5	S28°11'30"W	37.07'
L6	S61°48'30"E	20.00'
L7	S28°11'30"W	15.93'
L8	N66°02'35"W	20.05'
L9	N28°11'30"E	17.41'

●	5/8" IRON ROD FOUND
◎	1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
▲	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
— PL —	PROPERTY LINE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
D.C.M.T.C.	DISTRICT COURT MINUTES OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
( )	RECORD INFORMATION

PORTION OF LOT 1, BLOCK C OF THE  
PARTITION OF THE ESTATE OF JAMES E.  
BOULDIN OUT OF THE ISAAC DECKER LEAGUE  
BK. U. PG. 78, D.C.M.T.C.

CITY OF AUSTIN  
(TRACT A - 1.206 AC.)  
VOL. 11974, PG. 1577, R.P.R.T.C.

## HIKE & BIKE TRAIL

P.O.C.  
PART 1

P.O.B.  
PART 1  
N=10,065,047.54  
E=3,110,747.89  
GRID

5118.24TWSE  
PART 1  
0.011 ACRE  
458 SQ. FT.

5118.24TWSE  
PART 2  
0.008 ACRE  
333 SQ. FT.

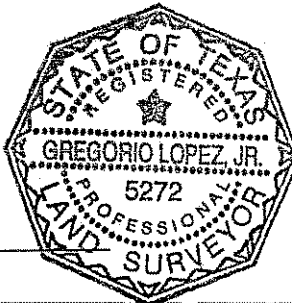
P.O.B.  
PART 2  
N=10,065,121.37  
E=3,110,764.78  
GRID

PORTION OF LOT 1, BLOCK C OF THE  
PARTITION OF THE ESTATE OF JAMES E.  
BOULDIN OUT OF THE ISAAC DECKER LEASE  
BK. U, PG. 78, D.C.M.T.C.

EXISTING BLDG.  
LESLIE M. MOORE AND MAGDALENA M. ROOD  
(TRACT 2)  
VOL. 12451, PG. 2251, R.P.R.T.C.

BUCK ALLAN  
(0.161 AC.)  
DOC. NO. 2007017412, O.P.R.T.C.

BEARING BASIS: THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H=20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



Gregorio Lopez, Jr. 12-12-07  
 Date: \_\_\_\_\_  
 Registered Professional Land Surveyor  
 No. 5272 — State of Texas

PAGE 4 OF 4

DATE: 12-12-07
DRAWN BY: ALM
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 469 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.24TWSE.dwg

MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS

5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
(512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING  
SPACE EASEMENT)  
December 12, 2007

**DESCRIPTION FOR PARCEL 5118.25TWSE**

DESCRIPTION OF A 0.152 ACRE (6,627 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.152 ACRE (6,627 SQUARE FOOT) TRACT ALSO BEING OUT OF A 1.206 ACRE TRACT REFERRED TO AS "TRACT A" AS DESCRIBED IN A GENERAL WARRANTY DEED EXECUTED JUNE 25, 1993 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 11974, PAGE 1577, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.152 ACRE (6,627 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a chain link fence post found on the north line of Lot 8, Block 2, South Heights, a subdivision recorded in Volume 1, Page 121, Plat Records of Travis County Texas, at the southwest corner of said 1.206 acre tract and at the southeast corner of a 20-foot wide alley shown on the subdivision plat of said South Heights;

**THENCE**, N 27°40'15" E, with the west line of said 1.206 acre tract and the east line of said South Heights, a distance of 148.22 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,137.34 E=3,110,574.53, at the northeast corner of Lot 1, Block 2 of said South Heights, and at the southeast corner of West James Street, a 60-foot wide right-of-way, for the southwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, N 27°40'15" E, continuing with the west line of said 1.206 acre tract and the east right-of-way line of West James Street, a distance of 25.35 feet to a 60d nail set for the northwest corner of this tract, from said point, a 5/8" iron rod found on the east line of Lot 1, Block 1 of said South Heights, at the northwest corner of said 1.206 acre tract, and at the southwest corner of a 0.9675 acre tract referred to as Tract 1 in a General Warranty Deed executed February 11, 1982 to the City of Austin, recorded in Volume 7682, Page 204, Deed Records of Travis County, Texas, bears N 27°40'15" E, 67.17 feet;

0.152 Acre (6,627 Square Feet)  
Temporary Working Space Easement

5118.25TWSE

Page 1 of 4

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • [maciasurvey@earthlink.net](mailto:maciasurvey@earthlink.net)

[www.maciasworld.com](http://www.maciasworld.com)

**THENCE**, S 66°02'33" E, across said 1.206 acre tract, a distance of 166.71 feet to a 60d nail set on the east line of said 1.206 acre tract and on the west line of said 0.9675 acre tract, for the northeast corner of this tract;

**THENCE**, Southerly, with the east line of said 1.206 acre tract and the west line of said 0.9675 acre tract, the following two (2) courses:

- 1) S 16°11'44" E, a distance of 20.87 feet to a 5/8" iron pipe found for an angle point;
- 2) S 07°58'44" E, a distance of 24.76 feet to a 60d nail set for a corner of this tract;

**THENCE**, across said 1.206 acre tract, the following four (4) courses:

- 1) S 28°11'30" W, a distance of 46.51 feet to a calculated point for the southeast corner of this tract;
- 2) N 61°48'30" W, a distance of 20.00 feet to a calculated point for a corner of this tract;
- 3) N 28°11'30" E, a distance of 45.01 feet to a calculated point for an interior corner of this tract;
- 4) N 62°13'05" W, a distance of 175.25 feet to the **POINT OF BEGINNING** and containing 0.152 acre (6,627 square feet) of land.

#### **BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

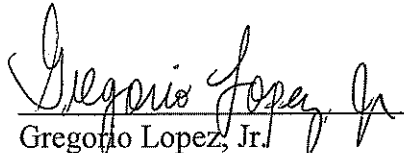
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

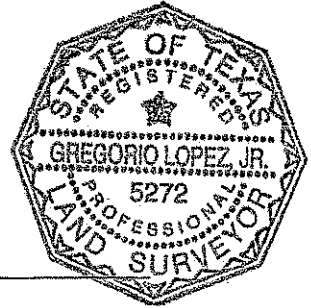
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 12<sup>th</sup> day of December, 2007, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

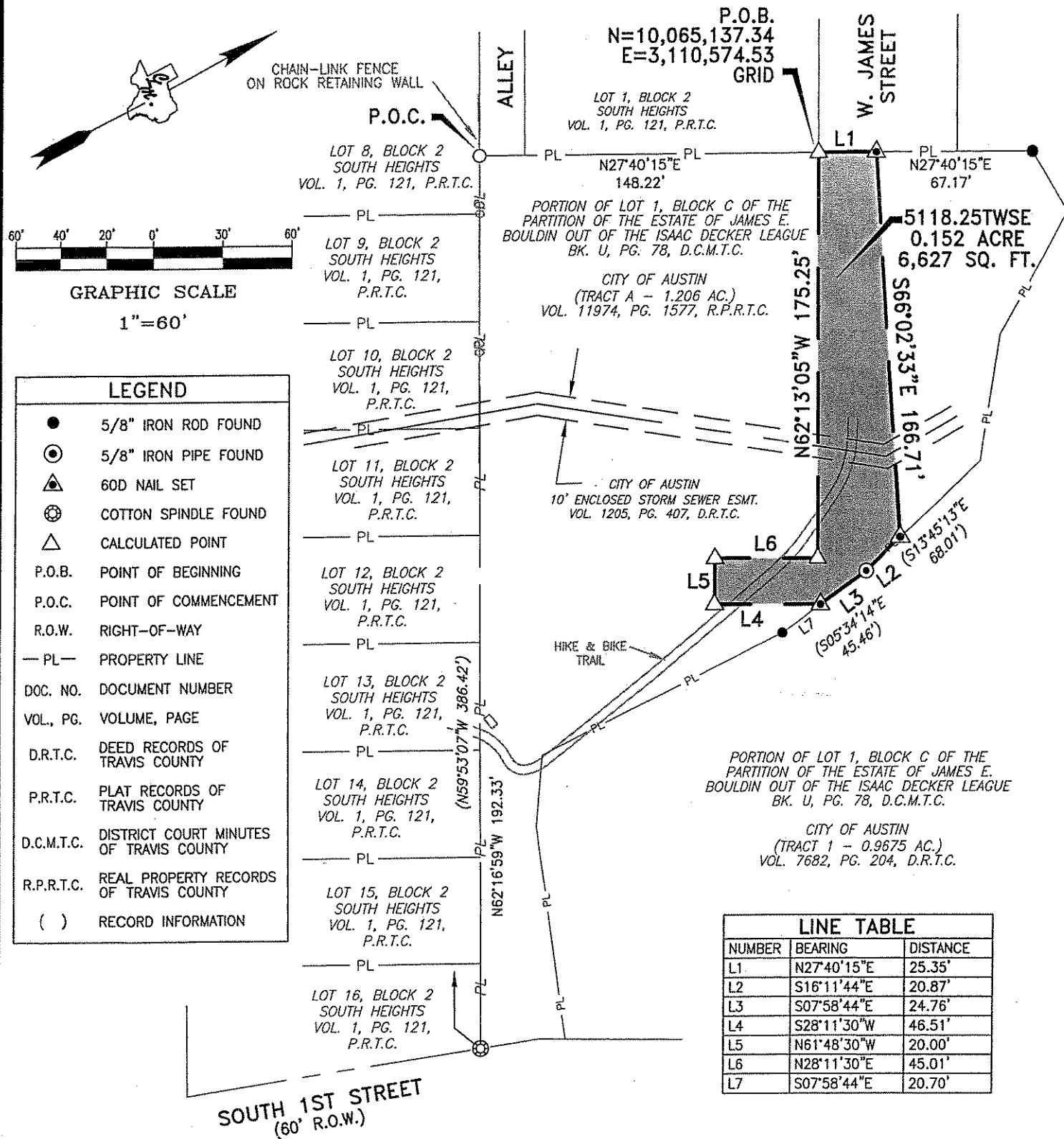
  
\_\_\_\_\_  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 – State of Texas



**REFERENCES**

MAPSCO 2003 614H  
Austin Grid No. MH-21  
TCAD PARCEL ID NO. 01-0101-1127  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## BEARING BASIS:

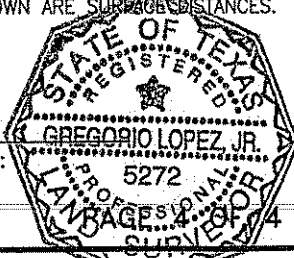
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURVEYED DISTANCES.

DATE: 12-12-07  
REVISED BY: J.P.  
MAI JOB NO.: 290-24-07  
REFERENCE: F.B. 469 & 472

J:\JOBS\BINKLEY-BARFIELD\2ND\2902407\DWG\5118.25TWS.dwg

*Gregorio Lopez, Jr.*  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 — State of Texas

Date:



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS  
★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET